



APPROVED

757 JUL 21 2020

CITY OF ATASCADERO  
PLANNING

## CITY OF ATASCADERO PLANNING COMMISSION

### MINUTES

Regular Meeting – Tuesday, July 7, 2020 – 6:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, California

#### CALL TO ORDER - 6:00 p.m.

Chairperson Dariz called the meeting to order at 6:03 p.m. and Commissioner Zirk led the Pledge of Allegiance.

#### ROLL CALL

Present: Commissioners Anderson, Shaw, Wolff, Keen, Zirk, Vice Chairperson van den Eikhof and Chairperson Dariz

Absent: None

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore  
Associate Planner, John Holder  
Assistant Planner, Mariah Gasch

#### APPROVAL OF AGENDA

**MOTION:** By Commissioner Wolff and seconded by Commissioner Anderson to approve the Agenda.

*Motion passed 6:0:1 by a roll-call vote.  
(Commissioner Shaw absent)*

#### PUBLIC COMMENT

None.

*Chairperson Dariz closed the Public Comment period.*

## **CONSENT CALENDAR**

### **1. DRAFT MINUTES OF JUNE 2, 2020**

- Recommendation: Commission approve the June 2, 2020, Minutes.

**MOTION: By Commissioner Wolff and seconded by Commissioner Anderson to approve the Consent Calendar.**

***Motion passed 6:0:1 by a roll-call vote.***  
*(Commissioner Shaw absent)*

*Commissioner Shaw joined the meeting at 6:06 p.m.*

## **COMMUNITY DEVELOPMENT STAFF REPORTS**

None

## **PUBLIC HEARINGS**

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).)

## **DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Prior to a project hearing Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits, and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

### **1. TENTATIVE PARCEL MAP AT 7850 CURBARIL AVE.**

The proposed project consists of a proposal to allow for the creation of a 3-unit condominium subdivision in the Residential Multi-Family (RMF-10) zoning district. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption §15315, Class 15 Minor Land Divisions.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (SBDV19-0069-Winslow)

## **EX-PARTE COMMUNICATIONS**

Commissioner Anderson reviewed this project at DRC.

Chairperson Dariz reviewed this project at the DRC.

Commissioner Wolff drove by the project, but did not speak to anyone.

Planner Gasch presented the staff report. Planner Gasch and Director Dunsmore answered questions from the Commission.

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Eric Winslow. Eric stated that there will be an HOA and CC&R's for this project.

***Chairperson Dariz closed the Public Comment period.***

**MOTION:** By Commissioner Zirk and seconded by Vice Chairperson van den Eikhof to approve Draft Resolution 2020 approving a Tentative Parcel Map AT19-0052 (SBDV19-0069) on APN 031-231-019 to allow the division of one lot with a vacant Colony home and two new residences into three condominiums in the Residential Multi-Family (RMF-10) zoning district, based on findings and subject to conditions of approval.

***Motion passed 7:0 by a roll-call vote.***

### **2. CONDITIONAL USE PERMIT AT 3335 CHICO ROAD**

The proposed project consists of a proposal to allow an oversized accessory structure (garage) on a residential parcel in the Residential Single-Family (RSF-Y) zoning district. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption §15303, Class 3 accessory (appurtenant) structures.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (USE20-0046-Erwin)

### **EX-PARTE COMMUNICATIONS**

None

Planner Holder presented the staff report. Planner Holder and Director Dunsmore answered questions from the Commission.

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Scott Erwin.

The following email was received and was read into the record by Recording Secretary Manier: Email from Fred Munroe (Exhibit A).

***Chairperson Dariz closed the Public Comment period.***

**MOTION:** By Commissioner Shaw and seconded by Commissioner Anderson to approve the Draft Resolution 2020 approving a Conditional Use Permit (USE20-0046) on APN 049-072-008 allowing a 682 square foot garage addition to an existing workshop based on findings and subject to conditions of approval.

*Motion passed 7:0 by a roll-call vote.*

**COMMISSIONER COMMENTS AND REPORTS**

None

**DIRECTOR'S REPORT**

Director Dunsmore stated that there is one item scheduled for the next meeting.

Director Dunsmore answered questions about Walmart entitlements, and gave an update on the K-Mart shopping center and the Housing Element.

**ADJOURNMENT – 7:04 p.m.**

The next regular meeting is scheduled for **July 21, 2020**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

**MINUTES PREPARED BY:**

Annette Manier  
Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibit is available in the Community Development Department:  
Exhibit A – Email from Fred Munroe

Adopted July 21, 2020